

Appendix D
Concession Facilities Improvement Plan Detail

Program Summary:

PROJECT	ESTIMATED COST OF PROJECT*	START DATE	COMPLETION DATE
(1) Deferred Maintenance	\$350,000	2002	2003
(2) Visitor Food Service & Outdoor Seating Area	\$1,750,000	2003	2004
(3) Concession Employee Dining & Multipurpose Center - Denali Science & Learning Center	\$2,100,000	2003	2004
(4) Box Lunch Preparation & Food Storage Facility – Bus Tours & Learning Center	\$350,000	2005	2005
Total, Required Building Program	\$4,550,000**		

* All individual project totals are based upon conceptual estimates. Scope, square footage, and total costs are subject to change. Such cost changes will be offset by the budgets of other buildings within the building program. Individual projects may be deleted and others added by the Director to the extent funds are available within the \$4,550,000 program and if appropriate for budgetary and/or area management purposes.

** This total constitutes the required building program for this contract.

Project 1: Deferred Maintenance

The facilities assigned to the Concessioner at the onset of the CONTRACT are generally older buildings with an appreciable amount of deferred maintenance that need to be addressed.

Description: A listing of the deferred maintenance will be documented and reviewed upon commencement of the CONTRACT. This project is to be completed within one year of entering into the CONTRACT.

Location: Various park locations.

***Cost Estimate:* \$350,000**

Project 2: Visitor Food Service & Outdoor Seating Area

Construction of future Visitor Center campus will require food service & seating areas. Construction of this facility is dependent upon construction of the NPS interpretive visitor center outlined in the Visitor Center campus section of this document.

Description: The Food service area will consist of healthful, deli-style dining. It will contain indoor seating for 100 persons and outdoor seating (deck area, partially covered) for 50 persons. Up to 300 sq.ft. of convenience item retail space will be present. Building design has been completed, with exception of the interior.

Location: Visitor Center Campus, south of Power Plant facility. Outdoor seating area will adjoin bookstore/retail area with food service area.

Cost Estimate:

Indoor area:

Total sq. feet:	4,000 total sq. feet*
Cost estimate (inc. utilities):	\$235/sq. foot
Net construction cost:	\$940,000

Outdoor area:

Decking, partially covered	750 sq. feet
Cost estimate:	\$115/sq. foot

Net construction cost: \$86,250

Finish Sitework: (50% of total, remainder to be NPS expenditure)

\$200,000

FF&E: \$250,000

Design cost: (completed) \$0

Subtotal: \$1,476,250

Contingency (@ 10%) \$147,625

Inspection & Proj. Mgmt. (@8%) \$118,100

Gross construction cost: \$1,741,975

Rounded gross construction cost: \$1,750,000*

*Start Date:*** 2003

Completion Date: 2004

Only conceptual site drawings have been completed relevant to this building (see page xxxx?).
(Confirm that new drawings are not available.)

* This total is based upon conceptual estimates. Scope, square footage, and total cost are subject to change.

**Phasing of this project will be coordinated with the interpretive visitor center.

Project 3: Concession Employee Dining & Multipurpose Center - Denali Science & Learning Center

There is insufficient space available to meet the dining needs of concessioner employees and those of the future Denali Science and Learning Center (DSLCL).

Description: This facility will consist of a single food preparation area and two separate dining locations: one for concessioner employees, and the other for visitors to the DSLCL. Year-round occupancy not required for one of the two dining areas.

Location: In Denali Science and Learning Center complex, east of Midnight Sun and Northern Lights dormitories.

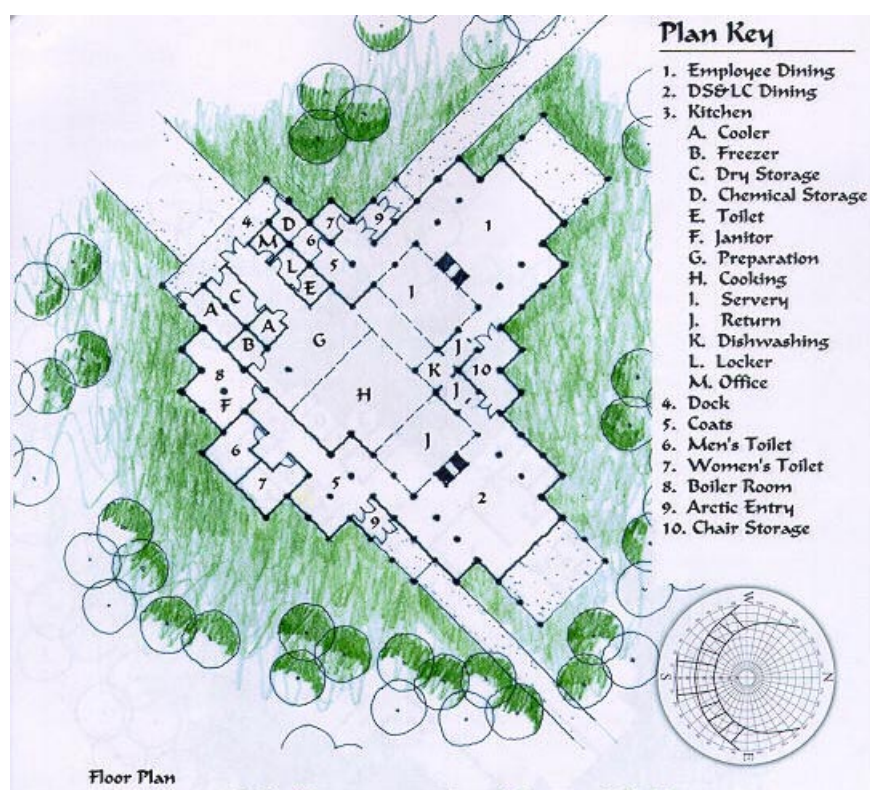
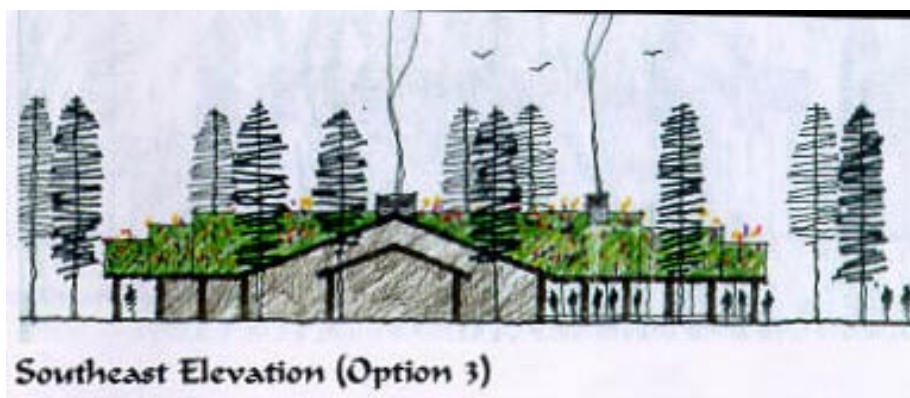
Cost Estimate:

Total sq. feet:	7,000
Cost estimate @ \$200/sq ft	\$1,400,000
Utilities:	\$150,000
FF&E:	<u>\$200,000</u>
Net construction cost:	\$1,750,000
Design cost: (@ 15%)	\$0 (already completed)
Contingency (@ 10%)	\$175,000
Inspection & Proj. Mgmt. (@8%)	\$140,000
Gross construction cost:	\$2,065,000
Rounded gross construction cost:	\$2,100,000*

Start Date: 2003

Completion Date: 2004

* This total is based upon conceptual estimates. Scope, square footage, and total cost are subject to change.



Conceptual Drawings of the *Concessions Employee and DSLC Dining Hall*. This facility will take advantage of a centralized kitchen facility to prepare meals for both concessions employees and attendees of the Denali Science and Learning Center. Each group will have its own seating area. Location is proximal to both the DSLC campus and concessions employee housing.

Project 4: Box Lunch Preparation & Food Storage Facility – Bus Tours & Learning Center

Up to 1,500 box lunches and 1,000 snacks are boxed or prepared daily during peak season for riders of bus tours. The current facility is an inadequate trailer.

A seasonal-use warehouse-type facility is needed to replace the trailer. Shelving and tables for packaging of lunches are the only requested furnishings. Dry good storage only. Some storage space may also be used to benefit operations at the nearby food service area.

Description: Well-lit warehouse for storage and assembly of box lunches and snacks. Minimal utilities, no refrigeration needed, 2,000 sq. feet.

Location: North of current Bus Barn facility, at site of current box lunch trailer.

Start Date: 2005

Completion Date: 2005

Conceptual drawings have not been developed for this facility.

Cost Estimate:

Total sq. feet:	2,000 total sq. feet
Cost estimate (inc. utilities):	\$125/sq. foot
Net construction cost:	\$250,000
FF&E	\$10,000
Design cost: (@ 10%)	\$25,000
Contingency (@ 10%)	\$25,000
Inspection & Proj. Mgmt. (@8%)	\$20,000
Gross construction cost:	\$330,000
Rounded gross construction cost:	\$350,000*

* This total is based upon conceptual estimates. Scope, square footage, and total cost are subject to change.